

# \$395,000 - 1003, 6223 31 Avenue Nw, Calgary

MLS® #A2234006

## \$395,000

3 Bedroom, 2.00 Bathroom, 1,219 sqft  
Residential on 0.00 Acres

Bowness, Calgary, Alberta

This complex is undeniably one of Calgary's best-kept secrets! Ideally located in the wonderful community of Bowness, this spacious 3-bedroom, 2-bathroom townhouse offers over 1,600 square feet of living space across three levels. Backing directly onto the Bow River and its scenic pathway system, and siding onto a playground, this home is perfect for nature lovers and families alike.

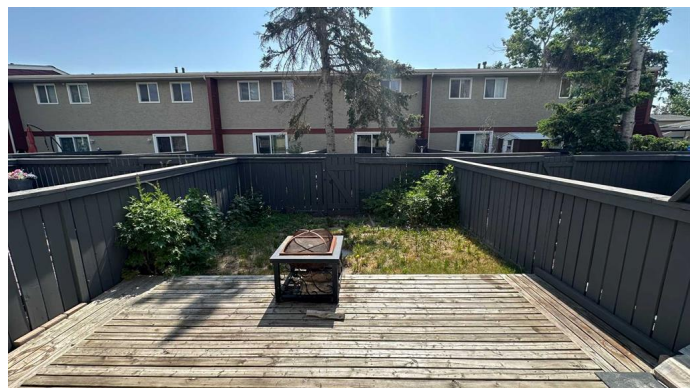
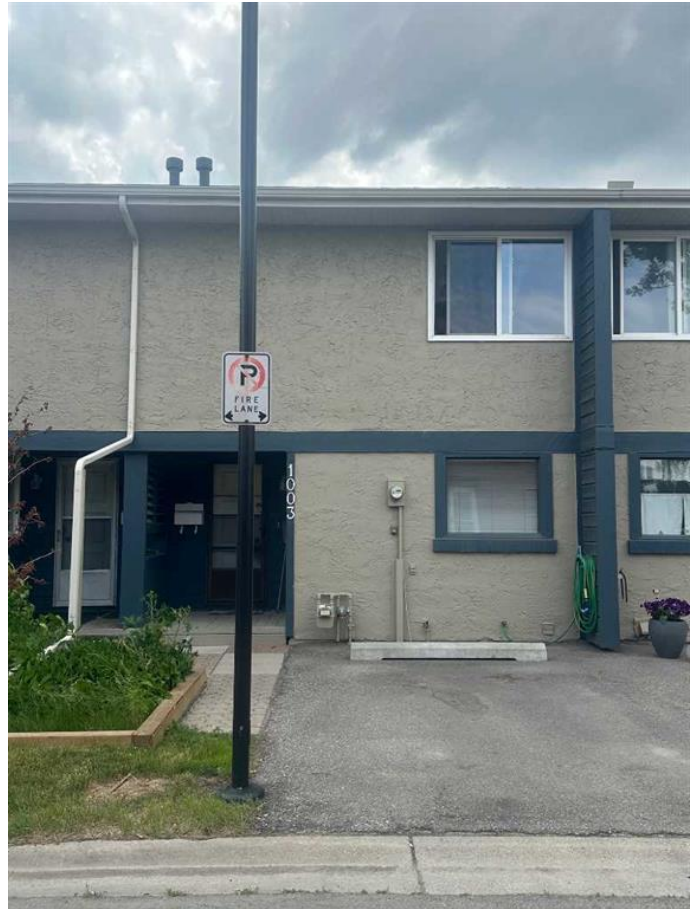
The main floor features a functional kitchen, a convenient half-bath, and a generous living room with large south-facing patio doors that flood the space with natural light and offer views of the backyard and deck.

Upstairs, you'll find a massive primary bedroom with his-and-hers closets, along with two additional bedrooms and the main bathroom.

The fully developed basement offers a large family room, laundry area, and ample storage space.

This complex is exceptionally well-managed, boasting a reserve fund of over \$1 million—all while maintaining low and affordable condo fees. Bonus: there's even an on-site RV parking lot for campers, boats, and other recreational vehicles!

Just steps away from the Real Canadian Superstore, historic Bowness Main Street, Mikey's Juke Joint, Safeway, the University of Calgary, Market Mall, the Alberta Children's Hospital, and Canada Olympic Park—the location is unbeatable.



This is the home you've been dreaming  
ofâ€”don't miss out!

Built in 1974

**Essential Information**

MLS® #	A2234006
Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,219
Acres	0.00
Year Built	1974
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	1003, 6223 31 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B3X2

**Amenities**

Amenities	RV/Boat Storage
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Oven, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Features Private Yard  
Lot Description See Remarks  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

Additional Information

Date Listed June 23rd, 2025  
Days on Market 23  
Zoning M-CG d44

Listing Details

Listing Office TREC The Real Estate Company

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